
Z-2275
CHUCK NEWTON
R2 TO NB

STAFF REPORT
February 9, 2006

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner Karen S. Norris, is requesting the rezoning of one lot from R2 to NB. Petitioner intends to use this lot, containing a single-family home, for the office of his business, The Newton Oil Company. The site is located at 1827 Wilson Street, Lafayette, Fairfield 21(NE) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The zoning pattern in this part of the city has remained constant since the 1960s. The earliest zoning maps show GB zoning on the east side of 19th Street and R2 zoning on the west. The R2 zoning extends mid block between Wilson and Pierce Streets. Two lots, owned by petitioner and used for an equipment storage building, sit in the R2 area north of the main operation. The most recent rezone in this area was approved in June 2005 for the Speedway gas station located to the south on Elmwood Avenue (Z-2235, GB & R2 to NBU).

AREA LAND USE PATTERNS:

Large commercial and residential areas come together in this neighborhood. East of Erie Street is the Market Square retail center, with a mix of fast food restaurants, retail shops, a grocery store and pharmacy. A large residential area, Hanna neighborhood, begins west of Erie Street, which includes the St. Elizabeth Hospital medical campus. Extending north of Greenbush is the St. Lawrence/McAllister neighborhood. The Hanna Community Center is located south of the site across the alley. Newton Oil, petitioner's business, has its operations east across 19th on both sides of Wilson. Two of petitioner's lots that face Pierce Street house a garage used for the business.

TRAFFIC AND TRANSPORTATION:

This lot is located at the corner of two local roads: Wilson and 19th Streets. Both are classified as urban local roads in the *Thoroughfare Plan* for Tippecanoe County. The parking standard for a business office is one parking space per 200 square feet of gross floor area. Petitioner intends to remove the garage adjacent to the alley to make room for parking.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site.

A type "B" bufferyard is required where NB zoning abuts R2 zoning. The required bufferyard would need to be 20' in width with 3 standard plant units per 100' of linear length, in compliance with the requirements of UZO 4-9.

STAFF COMMENTS:

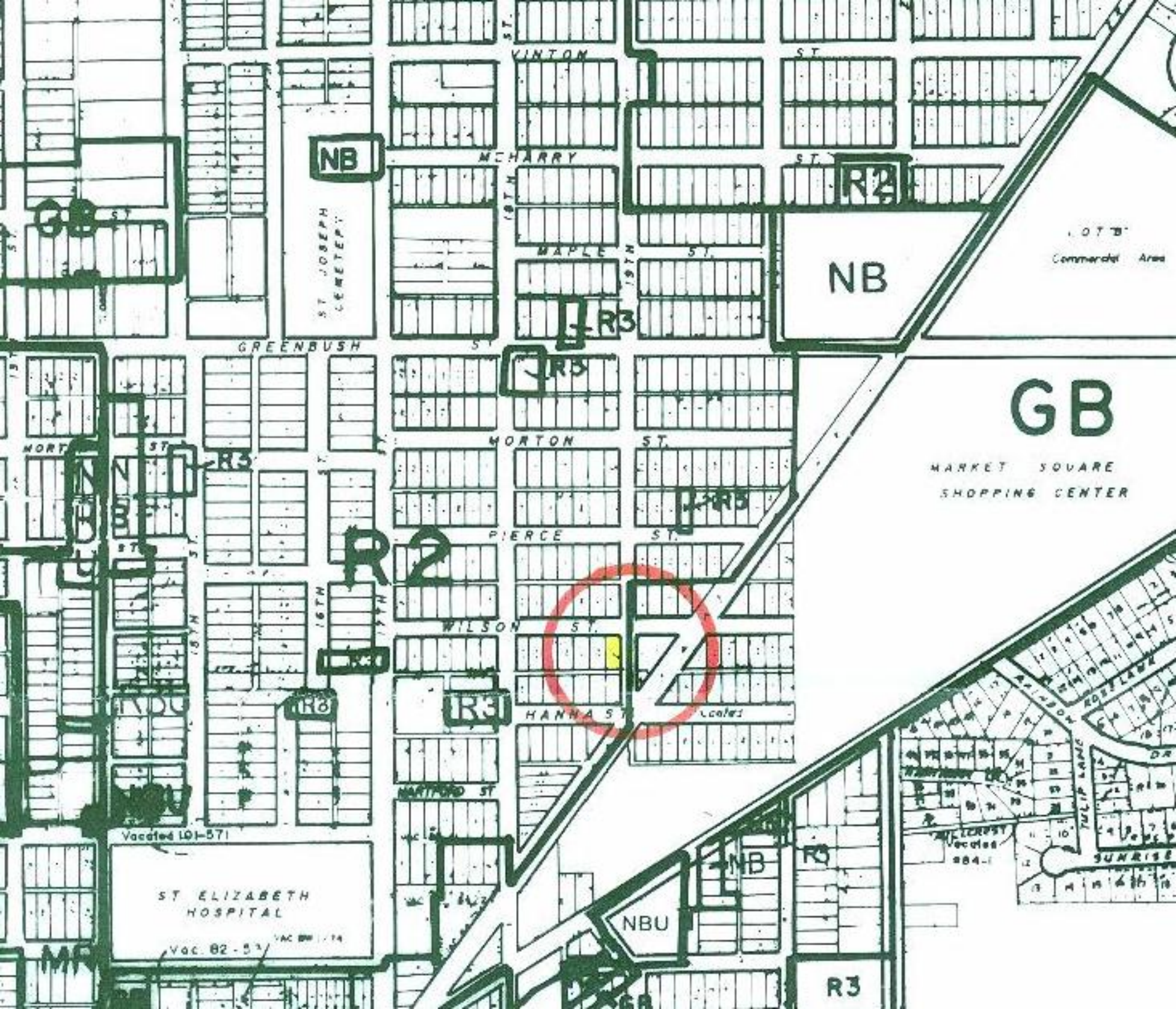
The zoning pattern in this part of the community has seen little change, with the Erie Street corridor separating the Hanna neighborhood to the west from the commercial area associated with Market Square to the east. Petitioner's business, Newton Oil Company, and the hospital campus have been located west of the corridor for many years co-existing with the Hanna neighborhood.

Staff's main concern with this request is the introduction of commercial zoning further into the heart of this older neighborhood. The proposed use, a business office, seems rather innocuous; however, there is no guarantee of the future use of this property. As witnessed in many other parts of the community, a commercial rezone on the corner of a residential neighborhood could likely lead to additional rezoning requests for neighboring properties. This "domino effect" can create a bigger commercial intrusion than a one-lot corner rezone would suggest; staff has seen it happen time and time again. This corner lot should retain its residential zoning to help protect homes along this block face and the rest of the Hanna neighborhood.

If a business office is necessary for this operation to remain viable in this location, staff would prefer commercial development contiguous to the existing business within the block bound by Erie, Pierce and 19th Streets. Another possibility would be for the petitioner to reconfigure the layout of his existing operation to include room for additional office space. This could prove to be a cost effective solution as no additional land would need to be purchased. It appears to staff that ample room exists on site to expand the business without encroaching into an existing and historic residential neighborhood.

STAFF RECOMMENDATION:

Denial



NB

R2

NB

GB

MARKET SQUARE
SHOPPING CENTER

R2



ST ELIZABETH
HOSPITAL
Vac. 82-53

NBU

R3